

PA FIRST NEIGHBORHOOD PROPERTY OWNERS ASSOCIATION

The First Neighborhood News is published by the First Neighborhood Property Owners Association 31830 Village Center Rd., Westlake Village, CA 91361 (818) 889-0632

Vol. XXXVIII No. 107 November 2015

Homeowners Meeting

The Board of Directors meets the third Wednesday of each month. The next meeting is Wednesday, November 18, 2015 at 7:00 p.m. in the Community Center cardroom. All homeowners are invited to attend.

Freedom Square Renovations

Freedom Square, located at the corner of Agoura Road and Lakeview Canyon was recently renovated. The City of Westlake Village helped by providing a grant to improve this area. A dry creek bed, new flowering plants, fruit trees and a walking path were installed. The original rose garden was refurbished. The last item on the list is the new lettering for the monument wall that was enlarged. There is a gate to access the pathway from Wolsey Court as some would like to call it "an extension of the greenbelt." More details and history of the corner will follow in a future newsletter.

Garage Sale Reminder

We have received several complaints regarding multiple garage sales in the neighborhood and are asking that you limit your garage sales to once a year. Per the Municipal code 9.5.030-Accessory uses – item 3 clearly states no more than one garage sale per calendar year per dwelling unit is allowed. The City will enforce this code so please remember one garage sale per year, per unit is allowed.



Commemorative Greenbelt Tree Planting

Recently, a dear friend and neighbor of ours passed away. He had lived in First Neighborhood for many years and was a great lover of the Greenbelt. Our immediate thought was, what better way to honor his memory than to plant a tree on the Greenbelt. So we contacted some friends who knew him, we all chipped in some money, and made plans for his tree. Once the weather has become more conducive to tree planting we will move forward with the planting.

Here's how it works. You can contact Sharon at the First Neighborhood office and tell her you want to plant a commemorative tree and where you want to plant it. There are several varieties to choose from, though we do try and match the types of trees that are already near your spot. We try to get it as close as possible to exactly where you want it to go.

Once all that is done, we contact our friends at Treescapes. They are very flexible for your preferred date, and they make the planting very easy. They come out the morning of your date, plant the tree, and leave a small pile of dirt to finish the job. You can then gather friends and family and create your own ceremony which concludes with shoveling the final bit of dirt around your tree.

That tree will be yours forever. Each time you walk by it, it will provide you with some wonderful memories. Keep in mind too, that trees are a great way to commemorate any life cycle event. The neatest part of it is that you can come back for years and years and visit your tree and remember the day.

The Sheriff's Department Community Tips

What to do about annoying telephone calls



The Los Angeles County Sheriff's Department is concerned when you or your family are disturbed due to violations of the law. Annoying telephone calls are among the most irritating, infuriating and frightening of these violations. The information contained in this letter will assist you in dealing with annoying telephone calls.

Experience has shown that nuisance calls can come from almost anyone. These calls are not only originated by strangers but in rare instances they may come from close acquaintances, neighbors or fellow employees. The great majority of these calls come from a relatively small group of people. This group is often comprised of unsupervised youngsters, misguided or frustrated people and the mentally ill. Generally, these calls are placed at random, with no particular victim in mind. If you should receive such a call, a good

rule to follow is to give the caller no satisfaction; he will usually give up after one or two attempts and try someone else.

Abusive, harassing or obscene calls are by far the worst. The originators of these calls are attempting to infuriate and terrify you. The caller may remain silent for a little while. When you receive this type of call, don't give the caller a chance to get started. Hang up! Remember, that these types of callers want you to react. If a caller makes any obscene or suggestive remark, hang up. The caller would like nothing better than to hear you ask who he is or what he wants.

Here are some things to keep in mind should you be the recipient of anonymous calls.

1. Always use the telephone on your terms: not those of the caller. Don't

talk to anyone unless you want to.

2. Make the caller identify himself. When a voice asks, "Who is this?" Don't tell him, instead ask, "What number did you call?" If the call isn't legitimate, that very likely will end it.
3. Instruct your children (and their babysitter) never to talk on the phone to anybody they don't positively recognize. An innocent comment like "Daddy's out of town" could be helpful to a burglar. Teach them to ask for the number so somebody can call back later.
4. If it's the kind of caller who remains silent after you answer, hang up. Some want to listen, just to see what you'll do; particularly to see if you'll get angry. It isn't much fun listening to a dead line.

Community Center Calendar of Events November - December 2015

NOVEMBER 2015

Friday 6	Cotillion	4:00 p.m.
Saturday 7	Party	9:00 a.m.
Friday 13	Party	9:00 a.m.
Sunday 15	Party	9:00 a.m.
Wednesday 18	Architectural	6:30 p.m.
	First Neighborhood HOA Meeting	7:00 p.m.
Thursday 19	Party	4:00 p.m.
Saturday 28	Party	9:00 a.m.

DECEMBER 2015

Friday 4	Cotillion	4:00 p.m.
Saturday 5	Party	9:00 a.m.
Saturday 12	Party	9:00 a.m.

Westlake Village Places of Worship



St. Jude's Catholic Church (818) 889-1279
Fr. Jim Stehly
32032 Lindero Canyon Rd. - Westlake Village, 91361

St. Paul Lutheran Church,
MO Synod (818) 889-1620
Matthew Nolte, Pastor
30600 Thousand Oaks Blvd. - Agoura, 91301

Temple Adat Elohim..... (805) 497-7101
Rabbi Andrew Straus
2420 E. Hillcrest Dr. - Thousand Oaks, 91362

The Church of the Epiphany (818) 991-4797
(Episcopal)
Rev. Melissa McCarthy
5450 Churchwood Dr. - Oak Park, 91377

The Calvary Community Church (818) 991-8040
Shawn Thornton, Pastor
5495 Via Rocas - Westlake Village, 91362

Conejo Valley
Congregational Church (805) 381-0484
Dave Clack, Pastor
750 Erbes Road - Thousand Oaks, 91362

Westminster Presbyterian Church... (818) 889-1491
Rev. Dr. Richard H. Thompson, Pastor
32111 Watergate Road - Westlake Village, 91361

United Methodist Church
of Westlake Village (805) 497-7884
Rev. Dr. Gary Alan Dickey, Pastor
1049 Westlake Blvd. - Westlake Village, 91361

Church of Jesus Christ of
Latter-Day Saints..... (818) 991-2550
La Venta at Watergate - Westlake Village, 91361

First Church of Christian Scientist... (805) 495-3203
305 Conejo School Road - Thousand Oaks, 91362

New Hope Lutheran Church..... (818) 889-8700
Craig Beeker, Pastor
29295 Agoura Road - Agoura Hills, 91301

Temple Etz Chaim..... (805) 497-6891
Rabbi Richard Spiegel
1080 Janss Road - Thousand Oaks, 91362

REFERENCE INFORMATION FOR HOMEOWNERS First Neighborhood Property Owners Association

Homeowners and Architectural Committee meetings are held the 3rd Wednesday of each month at 7:00 p.m. at the Community Center. Your attendance is most welcome at all regular meetings. The Architectural Committee requests your applications for review and approval of all exterior modifications to your home or landscaping (reroofing, tree removal, etc.) Newsletter deadline is the 3rd Monday of each month. Please submit information in person, by phone or mail to the Community Center.

For Emergencies Or Problems:

Police (Sheriff)	911 (Emergency) or 818-878-1808; 818-991-0522 (fax)
Fire/paramedics	911 (Emergency) or 818-889-1122; 818-889-1626 (business)
Animal Control	818-991-0071
Gas Leaks	1-800-427-2200
Electrical Power Loss	1-800-611-1911
Broken Water Main	818-251-2100 (Las Virgenes Water Dist.)
Telephone Repair	611
Las Virgenes Water Dist.	818-251-2100
Vector Control Rodents	626-430-5450
Mosquitoes	310-915-7370

For General Information:

Community Center Office	818-889-0632 (8:30 - 12:30 pm, Mon.-Fri.)
Manager - The Emmons Company	805-413-1170 (8:30 am - 5:30 pm, Mon.-Fri.)
City Hall	818-706-1613
Health Dept.	818-880-3409
LA County Health & Human Service Program	211

To Report Common Area Problems:

Continuously Running Sprinklers:	
On City Property (Cul-de-Sacs, Medians, Park)	818-706-1613 (9 am - 5 pm, Mon.-Fri.)
On First Neighborhood Property (Greenbelts Only)	818-889-0632 (8:30 am-12:30 pm, Mon.-Fri.)
Lights Out On Greenbelt:	Customer Service 1-800-655-4555
Community Center Alarm:	Aid Alert Security 818-991-6002

Board of Directors:

Sophie Brown - President
Don Miller - Vice President
Kelly Ray - Treasurer
Tony D'Amore - Secretary
Bill White - Member-At-Large

Architectural Committee:

Todd Spiegel
Jane Heiting
Janie McKay
Rich Shin
Michael Harris

Greenbelt Committee:

Robin Hirsch, Chairman (818) 822-7091
Bruce Gruver
Allisyn Cashdan

Notes



Minutes of the First Neighborhood Property Owners Association
Board of Directors Meeting • September 16, 2015

The First Neighborhood Property Owners Association Board of Directors assembled and held its regular meeting on Wednesday, September 16, 2015 at the First Neighborhood Community Center at 31830 Village Center Road.

Call to Order

Vice President Don Miller called the meeting to order at 7:07 p.m.

Members Present and Constituting A Quorum

Don Miller, Vice President
Kelly Ray, Treasurer
Sophie Brown, Secretary
Bill White, Member-at-Large (Arrived late)
Tony D'Amore, Member

Others Present

Kelly Honig, City Council Candidate
Todd Spiegel, Architectural Committee
Robin Hirsch, Greenbelt Committee
Sharon Howard, Recording Secretary
Tish Matthews, Association Manager

Homeowners Present

There were five homeowners at the meeting

City Council Candidate

Kelly Honig was present at the meeting to introduce herself to the First Neighborhood Board of Directors and homeowners attending the meeting. Ms. Honig discussed her involvement and interests with the community. The Board thanked Kelly Honig for attending.

Homeowner Comments

A homeowner discussed her rental application and asked the Board for a rate reduction. Tish Matthews explained the submittal process of the application to the homeowner. The homeowner stated she will submit the application by the next meeting.

Greenbelt Report

Robin Hirsch reported on the greenbelts. Mr. Hirsch stated he, Bruce Gruver and Tom Foster are working on the installation of the street signage for the greenbelts. Robin Hirsch also reported on a greenbelt tree complaint he received. Jerry Monahan, certified arborist from Treescapes was contacted and has reported the trees are not a hazard and do not require any immediate attention.

Architectural Report

Todd Spiegel reported for the architectural committee. Mr. Spiegel reported that Jane Heiting and Michael Harris, both qualified residents have volunteered to serve on the architectural committee. Todd Spiegel also stated he is reviewing and cosigning all applications submitted.

MOTION – A motion was made by Kelly Ray to approve Jane Heiting and Michael Harris as new architectural committee members. Motion was seconded by Sophie Brown and passed unanimously.

The following applications have been approved by the architectural committee:

Lot#0051	4531 Yorkfield Court	Entry Gate
Lot#0165	32039 Grenville Court	Tree Removal, Roof,
Lot#0165	32039 Grenville Court	Landscape, Window
Lot#0190	32001 Wallington Court	Fence, Columns
Lot#0195	32037 Wallington Court	Paint
Lot#0207	31919 Richgrove Court	Garage Door
Lot#0267	3922 Middlegate Court	Roof
Lot#0337	31820 Langspur Court	Room Addition, Tree Removal
Lot#0400	31952 Village Center Road	Landscape
Lot#0491	31700 Dunraven Court	Roof
Lot#0533	4319 Baronsgate Court	Windows
Lot#0534	4311 Baronsgate Court	Windows, Doors
Lot#0650	4403 Regents Court	Landscape

Approval of Minutes

MOTION – A motion was made by Kelly Ray to approve the July 21, 2015 Regular Minutes. Motion was seconded by Sophie Brown and passed unanimously.

MOTION – A motion was made by Sophie Brown to approve the July 21, 2015 Executive Minutes for hearings. Motion was seconded by Tony D'Amore and passed unanimously.

Financial / Delinquency Report

Tish Matthews presented the Financial/Delinquency Report. Ms. Matthews reported the total cash on hand as of August 31, 2015 is \$671,427.64. All expenses are under budget year to date.

MOTION – A motion was made by Sophie Brown to approve the July and August Financials. Motion was seconded by Bill White and passed unanimously.

MOTION – A motion was made by Kelly Ray to approve the August Delinquency Report. Motion was seconded by Tony D'Amore and passed unanimously.

Management Report

Tish Matthews reported the landscaping of Freedom Square is completed. Ms. Matthews stated the wall lettering should be installed shortly. Ms. Matthews also stated the access code for the wrought iron gate is not working properly and suggested not having a lock on the gate. The Board agreed to keep an eye on the traffic and so how it goes. The new Edison transformer has been installed in the greenbelt and the landscaping to be done by Edison is pending. Existing roses were not damaged during installation.

Old Business

The Board reviewed the proposed Pool Party Rule change. After receiving a homeowner comment regarding clarification on who is the resident, the Board changed the word "resident" to "property owner" and added the hiring of an Association lifeguard for safety reasons.

MOTION – A motion was made by Kelly Ray to approve the revised Pool Party Rule. Motion was seconded by Sophie Brown and passed unanimously.

The Board reviewed a letter from a homeowner regarding his greenbelt wall issue. The Board asked management to contact the association attorney and send a letter to the homeowner stating the issue will be discussed at the next scheduled Board meeting.

New Business

Tish Matthews supplied the Board with the proposed pool decking bids. After reviewing the primary scope of work the Board asked management to request additional information from the proposed vendors so the bids meet one standard for construction.

The homeowner from lot #0254 met with the Board regarding their architectural application appeal. After a lengthy discussion the homeowner request was approved with the agreement that hedges will be planted to screen his gazebo from the street scene and neighboring property.

MOTION – A motion was made by Kelly Ray to approve the homeowner appeal on lot #0254. Motion was seconded by Sophie Brown and passed unanimously.

Appoint Officers Positions

Vice President Don Miller convened the election of officers. Nominations were opened. President – Kelly Ray nominated Sophie Brown for President, seconded by Don Miller. All were in favor. Vice President – Sophie Brown nominated Don Miller for Vice President, seconded by Bill White. All were in favor. Treasurer – Don Miller nominated Kelly Ray for Treasurer, seconded by Tony D'Amore. All were in favor. Secretary – Kelly Ray nominated Tony D'Amore for Secretary, seconded by Bill White. All were in favor. Member-at-Large – Bill White was appointed Member-at-Large.

Community Center Applications

The following applications for the use of the Community Center were reviewed and approved.

Name	Event	Date
Non-Resident	Party	11/07/15
Resident	Party	11/15/15
Resident	Sing-a-long	12/18/15
Non-Resident	Bat-Mitzvah	12/20/15
Resident	Meetings	8/18, 8/19, & 8/20/16

There being no further business the meeting adjourned at 9:19 p.m.
Respectfully submitted, Sharon Howard, Recording Secretary

Sunset Magazine November Checklist

Planting

Green Manure. If you don't plan on growing winter vegetables, plant a cover crop like clover, fava bean, vetch, or annual rye in your empty vegetable beds instead. When you turn over the crop in the early spring, you'll be enriching the beds with inexpensive organic material. Legumes-all but the rye-also add nitrogen to the soil.

Winter Vegetables. Early November is an excellent time to start cool-season crops in many areas. Sow seeds of beets, carrots, chard, onions, parsley, peas, radishes, and turnips, and set out transplants of broccoli, cabbage, and other cole crops by midmonth. Continue to plant lettuces and other leafy crops from seed or transplants. Gardeners in the foothills and Central Valley can sow peas and spinach and plant garlic and onions.

Permanent Fall Color. Flowering shrubs that add color to the late fall garden include cape plumbago, Sasanqua camellias, pineapple sage other salvias, and daisy tree. Trees or shrubs with colorful fruit, such as persimmon, pomegranate, and strawberry or ones with bright berries, such as toyon, holly, pyracantha, and heavenly bamboo, are other possibilities. Don't forget deciduous trees. Gold-leafed ginkgo, orange-red Chinese pistache, and liquidambar (various shades) will color up reliably throughout Southern California, even near the coast.

Biennials. Cottage-garden favorites-canterbury bells, foxgloves, hollyhocks, and Queen Anne's lace-do best if planted in late fall. They will establish roots now and be ready to bloom on schedule come spring.



Maintenance

Prune Cane Berries. Old canes of blackberry, boysenberry, and loganberry should be cut back to the ground. Leave the new, smooth barked canes that grew this year to bear fruit next year. Don't cut the canes of low-chill raspberries now; wait until December or January.

Overseed Bermuda Grass. If you don't like the look of dormant grass, overseed with annual rye. Mow lawn short, scatter rye seed and compost, and water regularly until seed germinates.

Start a Compost Pile. Don't let your raked leaves and garden prunings go to waste. They're a good beginning for a compost pile in a hidden corner. Build a simple wire bin. Keep pile evenly moist and, to speed decomposition, turn every two weeks to aerate.

Weed Control

Stay Ahead of Weeds. Pull out annual bluegrass, chickweed, spurge, and other young weeds as they emerge. If they are not allowed to set seed, next year's weeding will be easier.

Rental of First Neighborhood Community Center

Do you have a wedding or special party coming up this year? This is a reminder that as a First Neighborhood resident, you're entitled to rent the Community Center for your personal and social events and may reserve the facility one year prior to your event. If you would like to use the Center and would like more information call Sharon Howard at (818) 889-0632 or drop by the office Monday-Friday from 8:30 a.m. - 12:30 p.m. After hours you may leave a message on the answering machine and your call will be returned the following weekday.

City Council Meetings

If you are interested in attending City Council Meetings, they are scheduled the 2nd and 4th Wednesdays of each month at 6:30 p.m. at the City Hall. An agenda is also available to you the Friday before each meeting, which you can pick up at the City Hall. Get involved!

Approved Architectural Applications

- #0090 4530 Coolhaven Court
Roof
- #0215 31912 Richgrove Court
Landscape
- #0254 3900 Clearford Court
Landscape, Gazebo
- #0340 4200 Beaucroft Court
Tree Removal
- #0414 4317 Crownfield Court
Tree Removal
- #0419 4209 Crownfield Court
Paint
- #0528 4201 Orchardview Court
Landscape
- #0569 4307 Abbington Court
Rain Gutters
- #0637 4531 Regents Court
Landscape



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What's Inside . . .

- Homeowners Meeting
- Freedom Square Renovations
- Garage Sale Reminder
- Pay Online Today!
- Commemorative Greenbelt Tree Planting
- Sheriff Tips
- Calendar
- Sunset Magazine
- Rental of First Neighborhood
Community Center
- City Council Meetings
- Approved Architectural
Applications

DATED MATERIAL
